



CITY OF DUBLIN™

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

15-069 FP BRIDGIE PARK B BUDY

February 2009

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

- | | |
|---|--|
| <input type="checkbox"/> Informal Review | <input checked="" type="checkbox"/> Final Plat
(Section 152.085) |
| <input type="checkbox"/> Concept Plan
(Section 153.056(A)(1)) | <input type="checkbox"/> Conditional Use
(Section 153.236) |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning
(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)
(Section 153.115) |
| <input type="checkbox"/> Final Development Plan
(Section 153.053(E)) | <input type="checkbox"/> Corridor Development District (CDD) Sign
(Section 153.115) |
| <input type="checkbox"/> Amended Final Development Plan
(Section 153.053(E)) | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Standard District Rezoning
(Section 153.018) | <input type="checkbox"/> Right-of-Way Encroachment |
| <input type="checkbox"/> Preliminary Plat
(Section 152.015) | <input type="checkbox"/> Other (Please Specify): _____ |

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6720 Riverside Drive, Dublin Ohio 43017

Tax ID/Parcel Number(s):

273-008834 273-008998
273-008867
273-008994

Parcel Size(s) (Acres):

1.583 0.055
2.026
3.25

Existing Land Use/Development: Existing shopping center (Now Vacant Land)

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Proposed Mixed-Use Development

Total acres affected by application: 5.241

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): BPACQ LLC, 4351 Dale Dr Acquisition LLC

Mailing Address: 555 Metro Place N STE 600
(Street, City, State, Zip Code) Dublin, Ohio 43017

Daytime Telephone: 614-335-2020

Fax:

Email or Alternate Contact Information: nyoder@crawfordhoying.com

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IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying Development Partners	
Mailing Address: 555 Metro Place North Suite 600, Dublin, Ohio 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-335-2020	Fax:
Email or Alternate Contact Information: nyoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Brian Quackenbush, PE	
Organization (Owner, Developer, Contractor, etc.): EMH&T	
Mailing Address: 5500 New Albany Road, Columbus, Ohio 43054 (Street, City, State, Zip Code)	
Daytime Telephone: 614-775-4500	Fax:
Email or Alternate Contact Information: bquackenbush@emht.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Nelson Yoder</u> , the owner, hereby authorize <u>Brian Quackenbush</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: <u>7/28/15</u>

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 28 day of July, 20 15

State of Ohio

County of Franklin


Notary Public





Dawn R. Russell
Notary Public, State of Ohio
My Commission Expires 08-25-2018

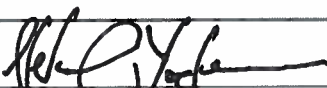
VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Nelson Yoder</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: <u>7/28/15</u>

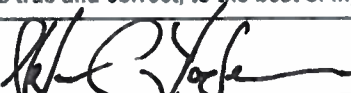
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VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Nelson Yoder</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: 	Date: <u>7/28/15</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>Nelson Yoder</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: 	Date: <u>7/28/15</u>

Subscribed and sworn to before me this 28 day of July, 2015

State of Ohio

County of Franklin

Notary Public





Dawn R. Russell
Notary Public, State of Ohio
My Commission Expires 08-25-2018

FOR OFFICE USE ONLY			
Amount Received: <u>\$3490⁰⁰</u>	Application No:	P&Z Date(s):	P&Z Action:
Receipt No: <u>11210</u>	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	



Letter of Transmittal

To: Joanne Shelly
City of Dublin Planning
5800 Shier Rings Road
Dublin, Ohio 43016

From: James Peltier
Date: 7/30/2015
Job no.: 2013-1481
Subject: Bridge Park Block B Final Site Plan,
Final Development Plan

We are sending you herewith via: ☒ Courier ☐ U.S. Mail ☐ Fed. Ex.

The following items: ☐ copies ☒ originals ☐ [other]

Copies	Date	Number of sheets	Description
8			Bridge Park Block B Final Plat – Full Size
8			Bridge Park Block B Final Plat – Half Size
8			Bridge Park Block B FSP & FDP – Half Size Binders

These are transmitted as checked below:

☐ for approval ☐ for your file ☐ as requested ☐ for review & comment
☐ for execution / signatures ☐ [other]

Remarks:

Please let me know if you have any questions at 614-775-4363.

For EMH&T: _____
James Peltier

FILE COPY

If enclosures are not as noted, kindly notify us at once.

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A legacy of experience. A reputation for excellence.

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